

PB# 95-11

Prestipino, Richard

4-1-1

95- 11

PRESTIPINO, Richard S.P.
Rt. 300+ Union Ave (Cuomo)

Approved 4/4/95

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, NY 12550

GENERAL RECEIPT

14760

March 16 1995

Received of Richard Prestipino \$ 100.00
One Hundred and 00 DOLLARS
For Planning Board App. Fee # 95-11

DISTRIBUTION

FUND	CODE	AMOUNT
Check #487		100.00

By

Dorothy Hansen
Town Clerk

Title

© WILLIAMSON LAW BOOK CO., VICTOR, N.Y. 14564

Planning Board
Town Hall

NO. 95-11

555 Union Ave.

March 16, 1995

New Windsor, N.Y. 12553

RECEIVED FROM Richard Prestipino
Sixx Hundred Fifty 00/100 DOLLARS
Site Plan Escrow

Account Total \$ 750.00

Amount Paid \$ 750.00 CK 486

Balance Due \$ -0-

Myna Mason, Secy to the P.B.
[Signature]

"THE EFFICIENCY LINE" AN AMPAD PRODUCT

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, NY 12550

GENERAL RECEIPT

14781

March 27 1995

Received of Richard & Renee Prestipino \$ 100.00
One Hundred 00/100 DOLLARS

For Planning Board Approval Fee # 95-11

DISTRIBUTION

FUND	CODE	AMOUNT
CK # 492		100.00

By

Dorothy H Hansen
Town Clerk

Title

© WILLIAMSON LAW BOOK CO., VICTOR, N.Y. 14564

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 04/04/95

PAGE: 1

LISTING OF PLANNING BOARD FEES
ESCROW

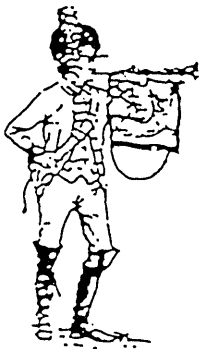
FOR PROJECT NUMBER: 95-11

NAME: PRESTIPINO, RICHARD (NEW WINDSOR DELI)
APPLICANT: PRESTIPINO, RICHARD

--DATE--	DESCRIPTION-----	TRANS	AMT-CHG	AMT-PAID	BAL-DUE
03/16/95	REC. CK. #486	PAID		750.00	
03/22/95	P.B. ATTY. FEE	CHG	35.00		
03/22/95	P.B. MINUTES	CHG	22.50		
03/28/95	P.B. ENGINEER FEES	CHG	89.50		
04/04/95	RET. TO APPLICANT	CHG	603.00		
			-----	-----	-----
		TOTAL:	750.00	750.00	0.00

*Please issue a check in the
amount of \$603.00 to:*

*Richard Prestipino
11 Milford Lane
Suffern, N.Y. 10901*



1765

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 95- 11

DATE PLAN RECEIVED: RECEIVED MAR 16 1995

The maps and plans for the Site Approval _____
Subdivision _____ as submitted by _____
_____ for the building or subdivision of _____
_____ has been
reviewed by me and is approved ☒ _____
disapproved _____

If disapproved, please list reason _____

Fred Sagan 4/18/95
HIGHWAY SUPERINTENDENT DATE

WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 04/04/95

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]
A [Disap, Appr]

FOR PROJECT NUMBER: 95-11

NAME: PRESTIPINO, RICHARD (NEW WINDSOR DELI)
APPLICANT: PRESTIPINO, RICHARD

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
04/04/95	PLANS STAMPED	APPROVED
03/22/95	P.B. APPEARANCE	LA:ND WVE PH APPROVE
03/15/95	WORK SESSION APPEARANCE	SUBMIT APPLICATION
10/19/94	WORK SESSION APPEARANCE	REVISE & RETURN

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 04/04/95

PAGE: 1

LISTING OF PLANNING BOARD AGENCY APPROVALS

FOR PROJECT NUMBER: 95-11

NAME: PRESTIPINO, RICHARD (NEW WINDSOR DELI)
APPLICANT: PRESTIPINO, RICHARD

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
ORIG	03/16/95	MUNICIPAL HIGHWAY	/ /	
ORIG	03/16/95	MUNICIPAL WATER . PLEASE KEEP CURB VALVE UP TO GRADE	03/17/95	APPROVED
ORIG	03/16/95	MUNICIPAL SEWER	/ /	
ORIG	03/16/95	MUNICIPAL FIRE	03/16/95	APPROVED
ORIG	03/16/95		/ /	
ORIG	03/16/95		/ /	

DATE: March 22, 1995

* * * * *

* CARRIED: YES: ✓ NO

* * * * *

PRESTIPINO, RICHARD SITE PLAN (95-11) CORNER OF ROUTE
300 & UNION AVENUE

Philip Crotty, Esq. came before the board along with David Dendy from Cuomo Engineering for this proposal.

MR. CROTTY: I am Phil Crotty, lawyer from the firm of Duggan, Crotty and Dunn in New Windsor. This is Dave Dendy from Cuomo Engineering, also in New Windsor here representing Richard and Rene Prestipino, who are seeking a modification to an existing site plan of property located on Route 300 and Union Avenue in New Windsor, which is also known as the old Texaco station right down the block. You follow me?

MR. KRIEGER: Yes.

MR. CROTTY: It's right down at the corner, quarter of a mile down the road.

MR. DENDY: Okay, the existing site now is a PI zone. There was a variance for an NC consideration which we have been granted variances for that use. What they are proposing here in the building on the first level is an existing dry cleaner and laundromat. On the second level is an existing video rental business. What they are proposing to do in the dry cleaning section of the building is to install a delicatessen and expand the existing use of the building. Under the zoning requirements, nothing has changed with the exception of the parking requirements. We still fall under required parking spaces of 20 spaces including 2 handicaps which already exist. As part of the requirement, we need 15.28 spaces which we're over, we have 28 spaces. So basically, as the building sets now, it's more than adequate to withstand that use.

MR. PETRO: You're going to eliminate the entire laundromat?

MR. DENDY: No, just the dry cleaners, the dry cleaners is in this portion of the building.

MR. LANDER: How much of the building would be eliminated?

MR. DENDY: As far as square footage?

MR. LANDER: Yes.

MR. DENDY: 708 square foot.

MR. PETRO: Which is going to become the deli?

MR. DENDY: Yes.

MR. PETRO: Mark, your comment number one, you are discussing whether they did receive a variance.

MR. EDSALL: I'm just putting in the record it's my understanding that they got a variance for the retail and that they are effectively increasing retail in the building but they have already received a use variance which allows that use to be here and I just wanted that to be in the record so that in the future if someone looked at this and they wondered why the board approved retail in a PI zone, they'd have something noting that fact. They had been to the Zoning Board of Appeals on a previous application.

MR. PETRO: We can review this deli or dry cleaning, they are both retail and therefore, the use variance is applicable to both.

MR. EDSALL: I believe they have retail video rental operation that was approved as well from the previous review. So I just want to have that duly noted.

MR. PETRO: The on-site parking requirements also he explained that. Do you see any further problem with that?

MR. EDSALL: As far as I can tell, they don't have any problems with it.

MR. PETRO: Let me ask you, why are they here? What am I missing?

MR. EDSALL: They are changing use which required that they recalculate parking and we wanted to get on the

record that there was no problem with them increasing retail.

MR. PETRO: Just doing it on record.

MR. EDSALL: If you go through the motion and get it on record, it's documented, I don't see any problem with it.

MR. DUBALDI: How many extra spaces do they have now?

MR. DENDY: Approximately, a little over four spaces.

MR. EDSALL: Keep in mind we didn't go to them, they came to us. They came in with an application.

MR. CROTTY: They intend to purchase, they are spending a lot of money, they want to make sure that the Planning Board doesn't have a problem.

MR. PETRO: Town to New New Windsor appreciates it. Most of the time, people do it the other way, they don't come at all.

MR. DUBALDI: I don't see a problem.

MR. PETRO: No, I don't think so. Number 3 first.

MR. DUBALDI: Make a motion we declare lead agency under SEQRA.

MR. LANDER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare itself lead agency for the Prestipino site plan. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. STENT	AYE
MR. LANDER	AYE
MR. DUBALDI	AYE
MR. PETRO	AYE

MR. DUBALDI: Motion we waive public hearing.

MR. LANDER: Second it.

MR. PETRO: Motion has been made and seconded that the New Planning Board waive public hearing for the Prestipino site plan under its discretionary judgement. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. STENT	AYE
MR. LANDER	AYE
MR. DUBALDI	AYE
MR. PETRO	AYE

MR. DUBALDI: Make a motion we declare negative.

MR. LANDER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare negative dec for the Prestipino site plan. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. STENT	AYE
MR. LANDER	AYE
MR. DUBALDI	AYE
MR. PETRO	AYE

MR. DUBALDI: I make a motion we grant final site plan approval to the Prestipino site plan.

MR. LANDER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board grant final approval to the Prestipino site plan. Is there any further discussion from the board members?

MR. KRIEGER: Who is the record owner of this property? Do we have a proxy?

March 22, 1995

16

MS. MASON: Yes, we do.

MR. PETRO: We have fire approval on 3/16/95 and we have just a little side note, please keep curb valve up to grade. That is from the water department. Apparently, the curb cock for the water must be below the blacktop. So, if you can just check on it that that is okay. Any further discussion from the board members? We do have a proxy.

ROLL CALL

MR. STENT	AYE
MR. LANDER	AYE
MR. DUBALDI	AYE
MR. PETRO	AYE



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
JAMES M. FARR, P.E.

- ☐ **Main Office**
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
- ☐ **Branch Office**
507 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765

**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS**

REVIEW NAME: PRESTIPINO SITE PLAN
(ROSETO PROPERTY)
PROJECT LOCATION: TEMPLE HILL ROAD AND UNION AVENUE
SECTION 4-BLOCK 1-LOT 1
PROJECT NUMBER: 95-11
DATE: 22 MARCH 1995
DESCRIPTION: THE APPLICATION INVOLVES A PROPOSED CHANGE IN
USE FOR A PORTION OF THE BUILDING. THE PLAN WAS
REVIEWED ON A CONCEPT BASIS ONLY.

1. It is my understanding that the Applicant proposes to change the portion of the building used as a dry cleaner to a deli (retail) use. The Planning Board should verify this intent with the Applicant during the meeting (for the record), and make sure that no other interior changes in use are proposed.

The property is located within the Planned Industrial (PI) Zoning District. The Applicant has previously received a variance in connection with the laundromat and retail uses at the site. It is my understanding that this application effectively increases the retail uses within the building, eliminating the dry cleaning use. The Planning Board and their attorney should verify that this is acceptable, from a use and zoning standpoint, such that a referral to the Zoning Board of Appeals would not be necessary.

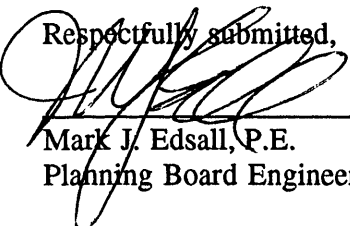
2. Based on the expanded retail use being acceptable, the only concern of which I am aware is compliance with the on-site parking requirements. The Applicant has provided a parking calculation on the plan which indicates that the minimum off-street parking requirements are being met.
3. The Planning Board may wish to assume the position of **Lead Agency** under the SEQRA process.

**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS
PAGE 2**

REVIEW NAME: PRESTIPINO SITE PLAN
(ROSETO PROPERTY)
PROJECT LOCATION: TEMPLE HILL ROAD AND UNION AVENUE
SECTION 4-BLOCK 1-LOT 1
PROJECT NUMBER: 95-11
DATE: 22 MARCH 1995

4. The Planning Board should determine, for the record, if a **Public Hearing** will be necessary for his **Site Plan**, per its discretionary judgement under Paragraph 48-19.C of the Town Zoning Local Law.
5. The Planning Board may wish to make a **determination** regarding the type action this project should be classified under SEQRA and make a determination regarding environmental significance.
6. At such time that the Planning Board has made further review of this application, **further engineering reviews** and comments will be made, as deemed necessary by the Board.

Respectfully submitted,


Mark J. Edsall, P.E.
Planning Board Engineer

MJEmk

A:PRESTIP.mk



CUOMO ENGINEERING

Stewart International Airport
2005 D Street, Bldg. #704
New Windsor, New York 12553
(914)567-0063

LETTER
OF
TRANSMITTAL



To: Town of New Windsor

Planning Board

Attn: Marya Mason

Date: 3-16-95
Job No. 95070
Re: Mrs. Richard
Preskipino

We are sending you attached the following items:

☐ Shop Drawings ☒ Prints ☐ Plans ☐ Specifications
☐ Copy of Letter ☐ Change Order

Copies	Date	No.	Description
10	3-15-95	95070	Site Plan

These are transmitted as checked below:

☐ For Approval ☐ Approved as submitted
☐ For your use ☐ Approved as noted
☐ As requested ☐ Returned for corrections
☒ For review & comment

REMARKS:

Copy to: _____

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM



1763

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: **95-11**

DATE PLAN RECEIVED: RECEIVED MAR 16 1995

The maps and plans for the Site Approval Mr. Richard Prestipino - N.W. Del.
Subdivision _____ as submitted by

Cromo Engineering for the building or subdivision of
_____ has been

reviewed by me and is approved ☒

~~disapproved~~ _____

~~If disapproved, please list reason~~ _____

There is town water servicing this
property. Please keep curb valve up to grade.

HIGHWAY SUPERINTENDENT DATE

Steve D.D.O. - CAMO - 3-17-95
WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE

INTER-OFFICE CORRESPONDENCE

TO: Town Planning Board

FROM: Town Fire Inspector

DATE: 16 March 1995

SUBJECT: Prestipino Site Plan

Planning Board Reference Number: PB-95-11

Dated: 16 March 1995

Fire Prevention Reference Number: FPS-95-017

A review of the above referenced subject site plan was conducted on 16 March 1995.

This site plan is acceptable.

Plans Dated: 15 March 1995


Robert F. Rodgers, C.C.A.

RFR/mvz

P.B. # 95-11 Escrow

858-8294
RICHARD PRESTIPINO
RENEE PRESTIPINO
11 MILFORD LANE
SUFFERN, NY 10901-7907

486

3-15 1995

1-8 644
210

TOWN of New Windsor — \$ 750.00
Pay to the Order of
Seven Hundred and Fifty — Dollars

CITIBANK

CITIBANK, N.A. BR. #644
250 ROUTE 59
SUFFERN, NY 10901

ESCRON Acct.

memo
⑆021000089⑆ 32257206⑈ 0486

[Signature] MP

P.B. # 95-11 Application Fee

858-8294
RICHARD PRESTIPINO
RENEE PRESTIPINO
11 MILFORD LANE
SUFFERN, NY 10901-7907

487

3-15 1995

1-8 644
210

TOWN of New Windsor — \$ 100.00
Pay to the Order of
One Hundred — Dollars

CITIBANK

CITIBANK, N.A. BR. #644
250 ROUTE 59
SUFFERN, NY 10901

App. Fee

memo
⑆021000089⑆ 32257206⑈ 0487

[Signature] MP



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

- ☐ Main Office
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
- ☐ Branch Office
400 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

1-3

TOWN/VILLAGE OF New Windsor

P/B # 95-11

WORK SESSION DATE: 15 March 1995

APPLICANT RESUB.
REQUIRED: Full App

REAPPEARANCE AT N/S REQUESTED: No

PROJECT NAME: Prestipino (1st Renkris Inc) New Windsor Deli

PROJECT STATUS: NEW X OLD _____

REPRESENTATIVE PRESENT: Dave

MUNIC REPS PRESENT: BLDG INSP. Dept Head (Gm)
FIRE INSP. Nick
ENGINEER X
PLANNER _____
P/B CHMN. _____
OTHER (Specify) _____

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

Change in use dry cleaner → deli

only issue seems to be pkg calc. (looks OK)

Q ck w/MB re awning 3' projection (15' wide)
no legs - does it count as bldg for setback.

add contract vendee to Mr P. (Nick knows selling)

4MJE91 pbwsform



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

- ☐ Main Office
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
- ☐ Branch Office
400 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

1-3

TOWN/VILLAGE OF New Windsor P/B # 95-11
WORK SESSION DATE: 19 Oct '94 APPLICANT RESUB.
REAPPEARANCE AT W/S REQUESTED: Yes REQUIRED: Yes
PROJECT NAME: Rosetto 511 Am ? name.
PROJECT STATUS: NEW X OLD _____
REPRESENTATIVE PRESENT: Nick Rosetto / Nick Pestapino
MUNIC REPS PRESENT: BLDG INSP. _____
FIRE INSP. Nick
ENGINEER X
PLANNER _____
P/B CHMN. _____
OTHER (Specify) _____

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

change dry cleaners to deli
possible ~~change~~ use upstairs as
office
Plg
new plan w/ inside use depicted
(They are figuring out what they want to do,
he may be buying property from Rosetto)

4MJE91 pbwsform



TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

"XX"

APPLICATION TO:
TOWN OF NEW WINDSOR PLANNING BOARD

176 TYPE OF APPLICATION (check appropriate item):

Subdivision _____ Lot Line Chg. _____ Site Plan ☒ Spec. Permit _____

1. Name of Project Richard Prestipino (New Windsor Deli)
2. Name of Applicant Richard Prestipino Phone 914
Address 11 Milford Lane Suffern New York 10901
(Street No. & Name) (Post Office) (State) (zip)
3. Owner of Record Nick Roseto Phone 914-858-8294
Address 824 East Dew Trail Sparrow Bush N.Y. 12780
(Street No. & Name) (Post Office) (State) (zip)
4. Person Preparing Plan Cuomo Engineering (David Dendy)
Address 2005 D Street Stewart International Airport
(Street No. & Name) (Post Office) (State) (zip)
5. Attorney Phillip A. Crotty Phone 914-562-6500
Address 343 Temple Hill Road New Windsor N.Y.
(Street No. & Name) (Post Office) (State) (zip)
6. Person to be notified to represent applicant at Planning Board Meeting David Dendy Phone 914-567-0063
(Name)
7. Project Location: On the South side of Union Ave
(street)
20' 1/4 feet North of Temple Hill Road (N.Y.S.Rt 300)
(direction) (street)
8. Project Data: Acreage of Parcel .431 Zone PI,
School Dist. _____
9. Is this property within an Agricultural District containing a farm operation or within 500 feet of a farm operation located in an Agricultural District? Y _____ N ☒

If you answer "yes" to question 9, please complete the attached Agricultural Data Statement.

10. Tax Map Designation: Section 4 Block 2 Lot 1

11. General Description of Project: Corner property Located
on Union Ave & Temple Hill Road.

12. Has the Zoning Board of Appeals granted any variances for this property? ☒ yes ☐ no.

13. Has a Special Permit previously been granted for this property? ☐ yes ☒ no.

ACKNOWLEDGEMENT:

If this acknowledgement is completed by anyone other than the property owner, a separate notarized statement from the owner must be submitted, authorizing this application.

STATE OF NEW YORK)

SS.:

COUNTY OF ORANGE)

The undersigned Applicant, being duly sworn, deposes and states that the information, statements and representations contained in this application and supporting documents and drawings are true and accurate to the best of his/her knowledge and/or belief. The applicant further acknowledges responsibility to the Town for all fees and costs associated with the review of this application.

Sworn before me this

15th day of March 1995

Richard Rusty
Applicant's Signature

Patricia A. Barnhart
Notary Public

PATRICIA A. BARNHART
Notary Public, State of New York
No. 01BA4904434
Qualified in Orange County
Commission Expires August 31, 1995

TOWN USE ONLY:

RECEIVED MAR 16 1995

Date Application Received

95 - 11

Application Number

PROXY STATEMENT
for submittal to the
TOWN OF NEW WINDSOR PLANNING BOARD

Nick Roseto, deposes and says that he
resides at 824 East Penn Trail, Sparrow Bush N.Y.
(Owner's Address) 12780
in the County of Orange Co.
and State of New York
and that he is the owner in fee of Section 4 Block 2
Lot 1 in town of New Windsor
which is the premises described in the foregoing application and
that he has authorized Richard Prestipino
to make the foregoing application as described therein.

Date: 3-15-95

Nick Roseto
(Owner's Signature)
Jacqueline Smith
(Witness' Signature)
James P. Kennedy

THIS FORM CANNOT BE WITNESSED BY THE PERSON OR REPRESENTATIVE OF
THE COMPANY WHO IS BEING AUTHORIZED TO REPRESENT THE APPLICANT
AND/OR OWNER AT THE MEETINGS.

"XX"

APPLICANT'S PROXY STATEMENT
(for professional representation)

for submittal to the
TOWN OF NEW WINDSOR PLANNING BOARD

Richard Prestipino, deposes and says that he
(Applicant)

resides at 11 Milford Lane Suffern, New York 10901
(Applicant's Address) - 7907

in the County of _____

and State of _____

and that he is the applicant for the _____

(Project Name and Description)

which is the premises described in the foregoing application and

that he has authorized Como Engineering (David Dady)
(Professional Representative)

to make the foregoing application as described therein.

Date: 3-15-95

Richard Prestipino
(Owner's Signature)

James P. Kennedy
(Witness' Signature)

THIS FORM CANNOT BE WITNESSED BY THE PERSON OR REPRESENTATIVE OF
THE COMPANY WHO IS BEING AUTHORIZED TO REPRESENT THE APPLICANT
AND/OR OWNER AT THE MEETINGS.

If applicable "XX"

TOWN OF NEW WINDSOR PLANNING BOARD
SITE PLAN CHECKLIST

ITEM

- | | |
|---|--|
| 1. <input checked="" type="checkbox"/> Site Plan Title | 29. <input checked="" type="checkbox"/> Curbing Locations |
| 2. <input checked="" type="checkbox"/> Applicant's Name(s) | 30. <input checked="" type="checkbox"/> Curbing Through Section |
| 3. <input checked="" type="checkbox"/> Applicant's Address(es) | 31. <input checked="" type="checkbox"/> Catch Basin Locations |
| 4. <input checked="" type="checkbox"/> Site Plan Preparer's Name | 32. <input checked="" type="checkbox"/> Catch Basin Through Section |
| 5. <input checked="" type="checkbox"/> Site Plan Preparer's Address | 33. <input checked="" type="checkbox"/> Storm Drainage |
| 6. <input checked="" type="checkbox"/> Drawing Date | 34. <input checked="" type="checkbox"/> Refuse Storage |
| 7. <input checked="" type="checkbox"/> Revision Dates | 35. <input checked="" type="checkbox"/> Other Outdoor Storage |
| 8. <input checked="" type="checkbox"/> Area Map Inset | 36. <input checked="" type="checkbox"/> Water Supply |
| 9. <input checked="" type="checkbox"/> Site Designation | 37. <input checked="" type="checkbox"/> Sanitary Disposal System |
| 10. <input checked="" type="checkbox"/> Properties Within 500' of Site | 38. <input checked="" type="checkbox"/> Fire Hydrants |
| 11. <input checked="" type="checkbox"/> Property Owners (Item #10) | 39. <input checked="" type="checkbox"/> Building Locations |
| 12. <input checked="" type="checkbox"/> Plot Plan | 40. <input checked="" type="checkbox"/> Building Setbacks |
| 13. <input checked="" type="checkbox"/> Scale (1" = 50' or lesser) | 41. <input checked="" type="checkbox"/> Front Building Elevations |
| 14. <input checked="" type="checkbox"/> Metes and Bounds | 42. <input checked="" type="checkbox"/> Divisions of Occupancy |
| 15. <input checked="" type="checkbox"/> Zoning Designation | 43. <input checked="" type="checkbox"/> Sign Details |
| 16. <input checked="" type="checkbox"/> North Arrow | 44. <input checked="" type="checkbox"/> Bulk Table Inset |
| 17. <input checked="" type="checkbox"/> Abutting Property Owners | 45. <input checked="" type="checkbox"/> Property Area (Nearest
100 sq. ft.) |
| 18. <input checked="" type="checkbox"/> Existing Building Locations | 46. <input checked="" type="checkbox"/> Building Coverage (sq. ft.) |
| 19. <input checked="" type="checkbox"/> Existing Paved Areas | 47. <input checked="" type="checkbox"/> Building Coverage (% of
Total Area) |
| 20. <input checked="" type="checkbox"/> Existing Vegetation | 48. <input checked="" type="checkbox"/> Pavement Coverage (sq. ft.) |
| 21. <input checked="" type="checkbox"/> Existing Access & Egress | 49. <input checked="" type="checkbox"/> Pavement Coverage (% of
Total Area) |
| <u>PROPOSED IMPROVEMENTS</u> | |
| 22. <input checked="" type="checkbox"/> Landscaping | 50. <input checked="" type="checkbox"/> Open Space (sq. ft.) |
| 23. <input checked="" type="checkbox"/> Exterior Lighting | 51. <input checked="" type="checkbox"/> Open Space (% of Total Area) |
| 24. <input checked="" type="checkbox"/> Screening | 52. <input checked="" type="checkbox"/> No. of Parking Spaces Prop. |
| 25. <input checked="" type="checkbox"/> Access & Egress | 53. <input checked="" type="checkbox"/> No. of Parking Spaces Req. |
| 26. <input checked="" type="checkbox"/> Parking Areas | |
| 27. <input checked="" type="checkbox"/> Loading Areas | |
| 28. <input checked="" type="checkbox"/> Paving Details
(Items 25-27) | |

REFERRING TO QUESTION 9 ON THE APPLICATION FORM, "IS THIS PROPERTY WITHIN AN AGRICULTURAL DISTRICT CONTAINING A FARM OPERATION OR WITHIN 500 FEET OF A FARM OPERATION LOCATED IN AN AGRICULTURAL DISTRICT, PLEASE NOTE THE FOLLOWING:

54. _____ Referral to Orange County Planning Dept. required for all applicants filing AD Statement.
55. _____ A Disclosure Statement, in the form set below must be inscribed on all site plan maps prior to the affixing of a stamp of approval, whether or not the Planning Board specifically requires such a statement as a condition of approval.

"Prior to the sale, lease, purchase, or exchange of property on this site which is wholly or partially within or immediately adjacent to or within 500 feet of a farm operation, the purchaser or leasor shall be notified of such farm operation with a copy of the following notification.

It is the policy of this State and this community to conserve, protect and encourage the development and improvement of agricultural land for the production of food, and other products, and also for its natural and ecological value. This notice is to inform prospective residents that the property they are about to acquire lies partially or wholly within an agricultural district or within 500 feet of such a district and that farming activities occur within the district. Such farming activities may include, but not be limited to, activities that cause noise, dust and odors."

This list is provided as a guide only and is for the convenience of the applicant. the Town of Ne Windsor Planning Board may require additional notes or revisions prior to granting approval.

PREPARER'S ACKNOWLEDGEMENT:

The Site Plan has been prepared in accordance with the checklist and the Town of New Windsor Ordinances, to the best of my knowledge

By: _____

Licensed Professional

Date: _____

3/16/95

REC-162

"XX"

NO in Flood Zone

ATTACHMENTS

- A. Flood Hazard Area Development Permit Application Form.
- B. Certificate of Compliance ☒

PLEASE NOTE: IF PROPERTY IS NOT IN A FLOOD ZONE, PLEASE INDICATE THAT ON THIS FORM AND SIGN YOUR NAME. RETURN FORM WITH PLANNING BOARD APPLICATION.

IF PROPERTY IS LOCATED IN A FLOOD ZONE, PLEASE COMPLETE THE ATTACHED (LEGAL SIZE) PAPERS AND RETURN WITH PLANNING BOARD APPLICATION.



PROJECT I.D. NUMBER

617.21

SEQR

Appendix C

State Environmental Quality Review

SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

PART I—PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

1. APPLICANT /SPONSOR <u>Richard Prestipino</u>	2. PROJECT NAME <u>Richard Prestipino</u>
3. PROJECT LOCATION: Municipality <u>Town of New Windsor</u> County <u>Orange</u>	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) <u>On the corner of Union Ave and Temple Hill Road.</u>	
5. IS PROPOSED ACTION: <input type="checkbox"/> New <input type="checkbox"/> Expansion <input checked="" type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: <u>Owner proposed to change existing dry cleaners to proposed deli.</u>	
7. AMOUNT OF LAND AFFECTED: Initially <u>None</u> acres Ultimately <u>None</u> acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input type="checkbox"/> Residential <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe:	
10. DOES ACTION INVOLVE A PERMIT APPROVAL OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, list agency(s) and permit/approvals <u>Town of New Windsor Planning Board & Town of New Windsor Building Dept.</u>	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, list agency name and permit/approval <u>Town of New Windsor Planning Board & Town of New Windsor Building Dept.</u>	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: <u>Coomo Engineering (David Dendy)</u> Date: <u>3-15-95</u>	
Signature: <u>David Dendy</u>	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

OVER

PART II—ENVIRONMENTAL ASSESSMENT (To be completed by Agency)

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 8 NYCRR, PART 817.12? If yes, coordinate the review process and use the FULL EAF. <input type="checkbox"/> Yes <input type="checkbox"/> No	
B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 8 NYCRR, PART 817.8? If No, a negative declaration may be superseded by another involved agency. <input type="checkbox"/> Yes <input type="checkbox"/> No	
C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)	
C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:	
C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:	
C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:	
C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:	
C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:	
C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:	
C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly:	
D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, explain briefly	

PART III—DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

<input type="checkbox"/> Check this box if you have identified one or more potentially large or significant adverse impacts which MAY occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.	
<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action WILL NOT result in any significant adverse environmental impacts AND provide on attachments as necessary, the reasons supporting this determination:	
<hr style="border: none; border-top: 1px solid black;"/>	
Name of Lead Agency	
<hr style="border: none; border-top: 1px solid black;"/>	<hr style="border: none; border-top: 1px solid black;"/>
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
<hr style="border: none; border-top: 1px solid black;"/>	<hr style="border: none; border-top: 1px solid black;"/>
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from responsible officer)
<hr style="border: none; border-top: 1px solid black;"/>	
Date	

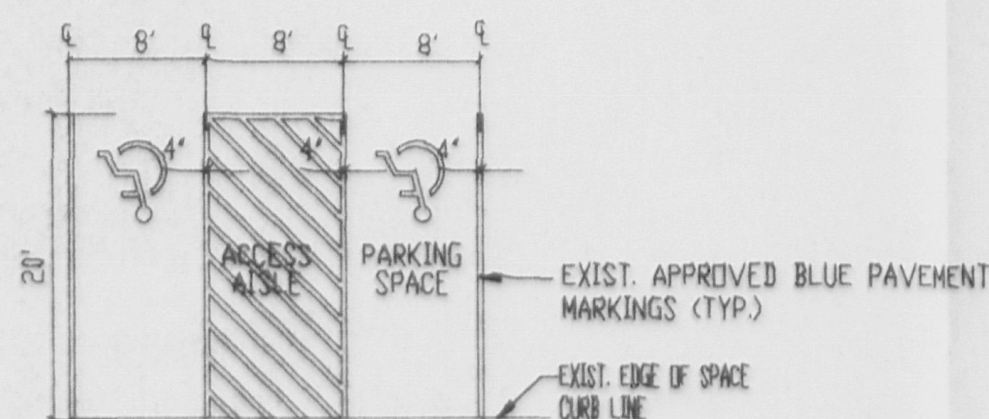
EXIST. HANDICAPPED
PARKING SIGN
WHITE LETTERING
W/ BLUE BACK-
GROUND



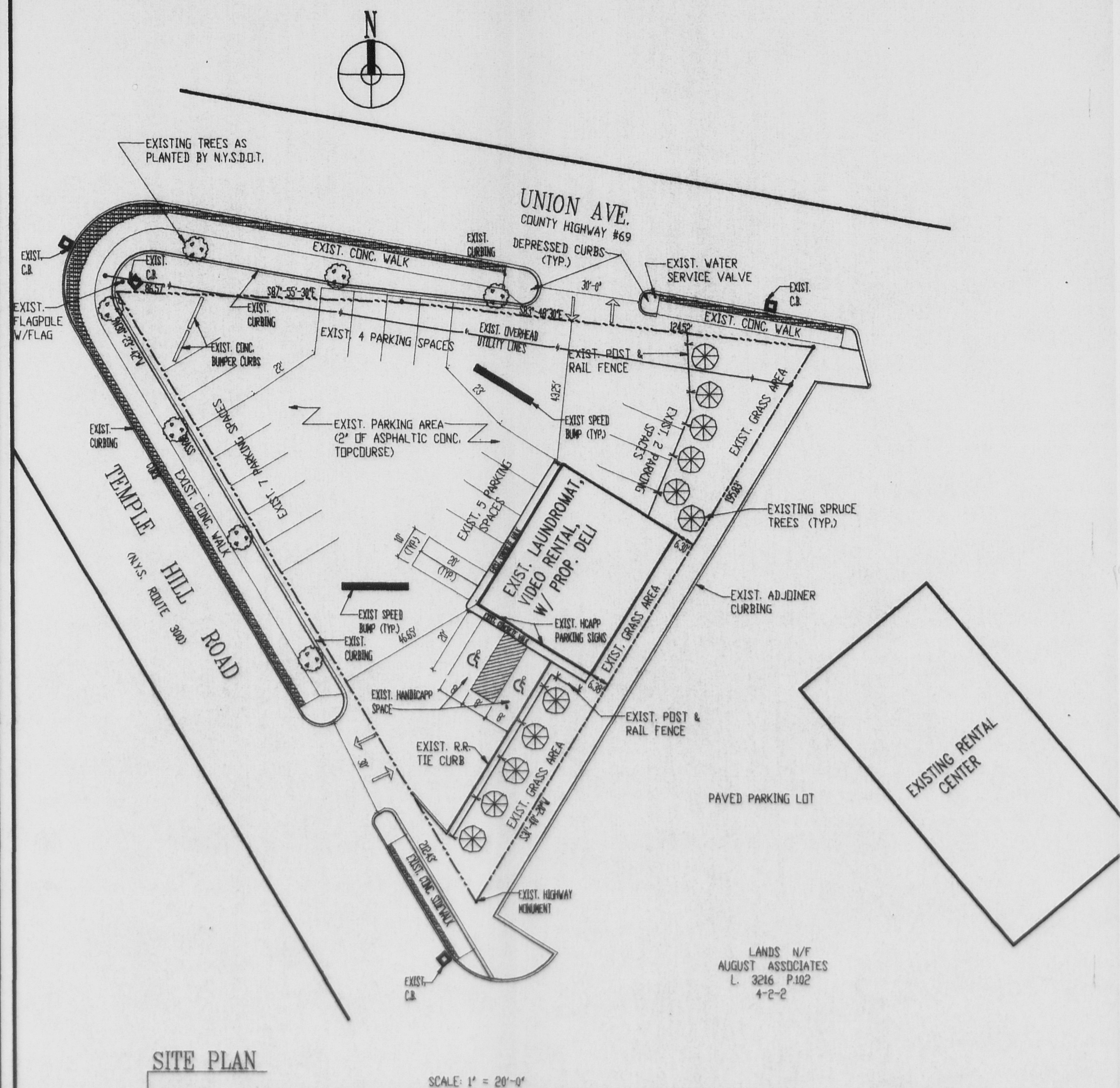
NOTE: HANDICAPPED PARKING SIGN
AFFIXED TO WEST
BUILDING

EXISTING CONCRETE
SIDEWALK

HANDICAP SIGN DETAIL
NO SCALE



HANDICAPPED SPACE DETAIL
SCALE: 1"=10'



SITE PLAN

SCALE: 1" = 20'-0"

APPROVAL BOX

PLANNING BOARD CHAIRMAN
SITE PLAN APPROVAL GRANTED
BY TOWN OF NEW WINDSOR PLANNING BOARD
ON APR - 4 1995
BY [Signature]
Hon. [Name], Secretary

